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EASEMENT DEED

007790

KMD ASSOCIATES MEDICAL OFFICE CONDOMINIUM ASSOCIATION, having a place of business in Waterville, County of Kennebec and State of Maine for consideration paid, grants to MEDICAL PROPERTIES, a Partnership having a place of business in Waterville, in the County of Kennebec and State of Maine an easement located in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

An easement to build a sewer line on the premises of the grantor situated in Waterville, Kennebec County and State of Maine and the location of the centerline of said sewer is described as follows to wit:

Beginning on land of the grantor at the center of manhole 23 at station 56+35.7 on the Kennedy Memorial Drive Sewer Project, in or near the centerline of a sewer easement granted by a predecessor in title of the grantor herein to the Waterville Sewerage District, by easement deed, dated July 11, 1972 and recorded in the Kennebec Registry of Deeds, in Book 1589, Page 844; thence across land of the grantor S 56 degrees, 15 minutes W, a distance of 134 feet, more or less, to the center of a sewer manhole to be installed; thence S 55 degrees, 16 minutes W a distance of 167 feet, more or less, to the center of a sewer manhole to be installed, the first 164 feet, more or less, of the previous call is located on land of the grantor and the last 3 feet, more or less, of said call is located on land of the grantee.

Together with a right of way across land of the grantor for the purpose of building and maintaining said sewer line. The right of way granted as to that portion of the sewer line to be installed on the land of the grantor to be 20 feet wide and the centerline of said 20 foot right of way is to be the centerline of said sewer, as installed, except that no right of way is granted over the property of Union Front Corporation lying northwesterly of the second course described above where said sewer line, as installed lies within 10 feet of the southeasterly line of said Union Front.

Also granting a right of way for the purpose of building and maintaining all that portion of said proposed sewer which will be installed on land of the grantee within 10 feet of the northwesterly line of the grantor. Said right of way being about 4 feet wide, is bounded and described as follows, to wit:

Beginning at an iron rod, being the sixth rod called in the deed of Doctors Office Building, Inc. to the grantor herein, dated October 14, 1982 and recorded in the Kennebec Registry of deeds, Book 2516, Page 304; thence S 40 degrees, 45 minutes, 38 seconds E across land of the grantor, a distance of 4 feet, more or less, to a point 10 feet from the centerline of said sewer, as installed at right angles to said sewer line; thence parallel to said sewer line S 55 degrees, 16 minutes W across land of the grantor, a distance of 3 feet, more or less, to a point 10 feet from a sewer manhole to be installed; thence parallel to said sewer line 10 feet therefrom, S 48 degrees, 14 minutes W across land of the grantor, a

distance of 145 feet, more or less, to the southwesterly line of the grantor and northeasterly line of land of Doctors Office Building, Inc.; thence N 67 degrees, 25 minutes, 51 seconds W along said line of the grantor a distance of 5 feet, more or less, to the fifth iron rod called in the above referenced deed of the grantor; thence N 48 degrees, 30 minutes, 12 seconds W on the common boundary line of the parties herein, a distance of 150.64 feet to the iron rod at the point of beginning.

The above described easement and right of way burden a portion of the property conveyed to the grantor herein by Warranty Deed of Doctors Office Building, Inc., dated October 14, 1982 and recorded in the Kennebec County Registry of Deeds, Book 2516, Page 304.

Medical Properties, hereby agrees, for itself, its successors or assigns, that it will restore the surface of the earth to its condition prior to its being disturbed for installation or maintenance of the easement, including, but not limited to, repaving of disturbed pavement, re-seeding of grassed areas, and re-planting of damaged or destroyed shrubbery. If, within two years of digging by Medical Properties, the paving in the area of digging settles, or trees die due to root destruction or damage caused by digging, Medical Properties will re-pave or re-plant as the case may be. If damaged or destroyed during installation or maintenance of the easement, the large Ash tree and the large Hemlock tree near grantor's building will be replaced by Medical Properties with two trees approximately six feet tall.

WITNESS my hand and seal this 6 day of APRIL, 1989.

KMD ASSOCIATES MEDICAL
OFFICE CONDOMINIUM
ASSOCIATION

William P. Dubord

witness

By [Signature]
(print or type name)
JOHN B. MAKIN Jr. M.D.
Its President

THE STATE OF MAINE
Kennebec, ss.

APRIL 6, 1989

Then personally appeared the above named John B. MAKIN Jr.,
as President of said KMD ASSOCIATES MEDICAL OFFICE
CONDOMINIUM ASSOCIATION and acknowledged the foregoing instrument
to be his/her free act and deed, in his/her said capacity, and the
free act and deed of KMD ASSOCIATES MEDICAL OFFICE CONDOMINIUM
ASSOCIATION.

Before me, William P. Dubord
Notary Public

RECEIVED KENNEBEC SS.

1989 APR 24 AM 9:00

WITNESS: [Signature]
REGISTER OF DEEDS

William P. Dubord